

Motion carried.

C. Staff Report PL 10-59, Draft Rezone Ordinance

The commission continued their discussion from the work session.

#### NEW BUSINESS

#### INFORMATIONAL MATERIALS

A. City Manager's Report dated June 28, 2010

#### COMMENTS OF THE AUDIENCE

Members of the audience may address the Commission on any subject. (3 minute time limit)

There were no audience comments.

#### COMMENTS OF STAFF

There were no comments from staff.

#### COMMENTS OF THE COMMISSION

There were no comments from the commission.

#### ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:04 p.m. The next regular meeting is scheduled for August 4, 2010 at 7:00 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

  
Shelly Rosendrans, Planning Clerk

Approved: August 4, 2010

Staff  
Report PL  
10-59,  
Draft  
Rezone  
Ordinance

NEW  
BUSINESS

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AUDIENCE  
COMMENT

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ADJOURN

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 4, 2010

Session 10-13, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 7:00 p.m. on August 4, 2010 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS DRUHOT, HIGHLAND, KRANICH, MINSCH, SINN

ABSENT: COMMISSIONER BOS

STAFF: CITY PLANNER ABOUD  
DEPUTY CITY CLERK JACOBSEN

### APPROVAL OF AGENDA

The agenda was approved by consensus of the Commission.

### PUBLIC COMMENT

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

There were no public comments.

### RECONSIDERATION

No items were scheduled for reconsideration.

### ADOPTION OF CONSENT AGENDA

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

- A. Approval of the July 21, 2010 regular meeting minutes
- B. Time Extension Requests
- C. Approval of City of Homer Projects under HCC 1.76.030 g
- D. KPB Coastal Management Program Reports

The consent agenda was approved by consensus of the Commission.

### PRESENTATIONS

- A. Sue Christiansen- Request from Landowners in Oscar Munson Subdivision to Vacate Ocean Drive Loop Rights-of-way.

Sue Christiansen, city resident on Ocean Drive Loop, commented to the Commission that some residents in the neighborhood had organized a petition regarding vacating selected areas of Ocean Drive Loop right-of-way and dealing with drive ways in the wetlands. They are concerned about the high value wetlands in the area and are interested in decreasing traffic in the neighborhood.

Chair Minsch advised Ms. Christiansen that she should contact City Planning to get information on the proper procedure for applying for a vacation of right-of-way. She also explained that the Commission does not address driveway permits.

## **REPORTS**

### **A. Staff Report PL 10-70, City Planner's Report**

City Planner Abboud reviewed his report.

## **PUBLIC HEARINGS**

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

No public hearings were scheduled.

## **PLAT CONSIDERATION**

No plats were scheduled for consideration.

## **PENDING BUSINESS**

### **A. Staff Report PL 10-58, Draft Spit Comprehensive Plan**

Chair Minsch stated that the Commission completed the review of the first draft and have given their input to staff to bring back the amended draft.

KRANICH/SINN MOVED TO POSTPONE UNTIL THE NEXT MEETING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **B. Staff Report PL 10-57, Draft Steep Slope Ordinance**

The Commission continued their worksession discussion of the draft steep slope ordinance. They recommended the following changes allowing staff to take care of appropriate wording and requested the draft come back after City Attorney review.

MINSCH/KRANICH MOVED TO AMEND THE STEEP SLOPE ORDINANCE AS FOLLOWS:

- DEALING WITH SLOPES AT 15 TO 30% GRADE ALLOWING 25% LOT COVERAGE, 25% LOT DEVELOPMENT. DEVELOPMENT OVER 25% REQUIRES ENGINEER REPORT AND PUBLIC WORKS APPROVAL.
- STAFF WILL MAKE APPROPRIATE ADJUSTMENTS IN THE LEVEL 1 AND LEVEL 2 SECTIONS.
- STAFF WILL CRAFT THE APPROPRIATE DEFINITION.
- LOTS WITH 30 TO 45% SLOPE ARE STILL ALLOWED 10% LOT DEVELOPMENT OVER 10% LOT DEVELOPMENT REQUIRES AN ENGINEER AND PUBLIC WORKS APPROVAL.
- LOTS WITH OVER 45% SLOPE REQUIRE ENGINEERING AND PUBLIC WORKS APPROVAL FOR ANY DEVELOPMENT.

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
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There was discussion that the vegetation information that is marked out will be addressed. It needs more study to determine where it will be added back in.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Minsch called for a motion to adjourn.

KRANICH SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

NEW BUSINESS

**INFORMATIONAL MATERIALS**

- A. City Manager's Report
- B. Letter dated July 27, 2010 to property or business owners, from Dotti Harness-Foster regarding spit signage.

**COMMENTS OF THE AUDIENCE**

Members of the audience may address the Commission on any subject. (3 minute time limit)

There were no audience comments.

**COMMENTS OF STAFF**

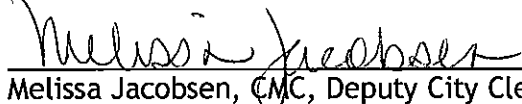
There were no comments from staff.

**COMMENTS OF THE COMMISSION**

There were no comments from the commission.

**ADJOURN**

There being no further business to come before the Commission, the meeting adjourned at 8:31 p.m. The next regular meeting is scheduled for August 18, 2010 at 7:00 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

  
Melissa Jacobsen, CMC, Deputy City Clerk

Approved: August 18, 2010